



APPROACH

[www.edi-approach.com](http://www.edi-approach.com)

JUNCTION 1, M9,  
NEWBRIDGE,  
EH28 8SJ

VIEW VIDEO

# Industrial Units

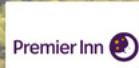
FROM 4,000-20,675 SQFT

(375-1,920 SQM)





# Connections



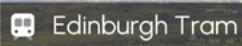
M9



Newbridge Roundabout



Where Scotland meets the world



Edinburgh Tram

Links to Edinburgh  
City Bypass



Edinburgh-Bathgate  
Rail Line

Edinburgh-Bathgate  
Rail Line

M8

City Bypass

# Site Plan



## Availability

Schedule of Accommodation **Block 1**

Unit	Size (Sq ft)	Size (Sq m)
1A	8,200	762
SIG 1B GE	8,000	743
1C	10,000	929
1D	12,500	1,161
1E	12,600	1,170
1F	15,550	1,445
1G	20,675	1,920
<b>TOTAL</b>	<b>87,525</b>	<b>8,130</b>

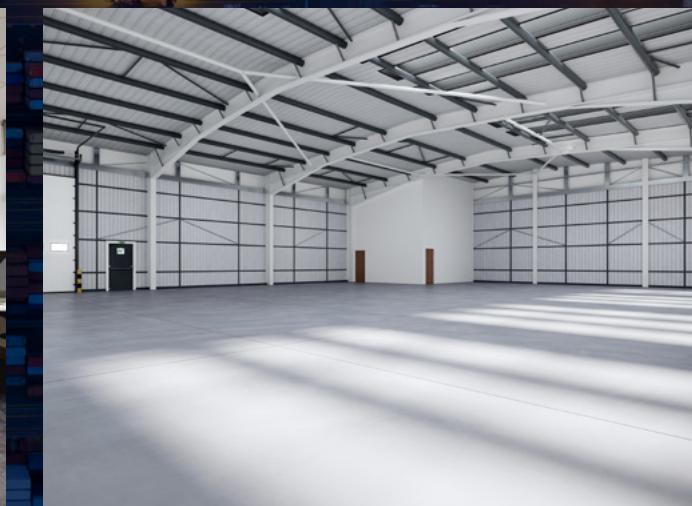
Schedule of Accommodation **Block 2**

Unit	Size (Sq ft)	Size (Sq m)
1H	6,600	613
1J	6,525	606
1K	5,050	469
1L	4,000	372
1M	6,500	604
1N	6,450	599
<b>TOTAL</b>	<b>35,125</b>	<b>3,263</b>

DEVELOPMENT **122,650**  
TOTAL **11,393**



The premises will benefit from 100% rates relief for the first twelve months of occupation.





# Specification



**Floor Loading**  
50kN/m<sup>2</sup>



**Minimum Clear Eaves Height**  
7m (Units 1A - 1G) and 6m (Units 1H - 1N)



**Offices**  
4 x Units will be fully fitted with offices, WC and a kitchenette.



**Power**  
3-Phase Low Voltage Power Supply to each unit



**PV Panels**  
Rooftop PV system



**Door Dimensions**  
One level access door (4m x 4.8m) per unit



**Heating**  
All-electric air source heat pump for office areas providing heating and cooling



**LED Sensor Lighting**  
Effective sensor lighting included



**Workspace EV charging to each unit**  
Capacity for 14 additional / public EV charging points



# Sustainability



**BREEAM Rating**  
Excellent target rating



**EPC Rating**  
'A' Rating Targeted



**Green Travel Plan**



**Sustainable Construction Materials**



**Cycle Storage**



**Electrical Vehicle Charging**



**Landscaped Area**



**Smart Meters**



**Targeting Net Zero Carbon**



# Demographic

Around 70% of Scotland's population lives within the Central Belt. This means EDI is incredibly well situated to service the vast majority of Scotland's population while keeping costs of the last mile low.

OVER 540,000 PEOPLE IN EDINBURGH  
REACHED IN LESS THAN:

40 minutes

OVER 630,000 PEOPLE IN GLASGOW  
REACHED IN LESS THAN:

60 minutes

OVER 2,920,000 PEOPLE IN THE  
CENTRAL BELT REACHED IN LESS THAN:

90 minutes

**2.58 MILLION**

• PEOPLE IN THE UK  
EMPLOYED IN  
LOGISTICS



**£30,627**

• AVERAGE SALARY  
IN EDINBURGH



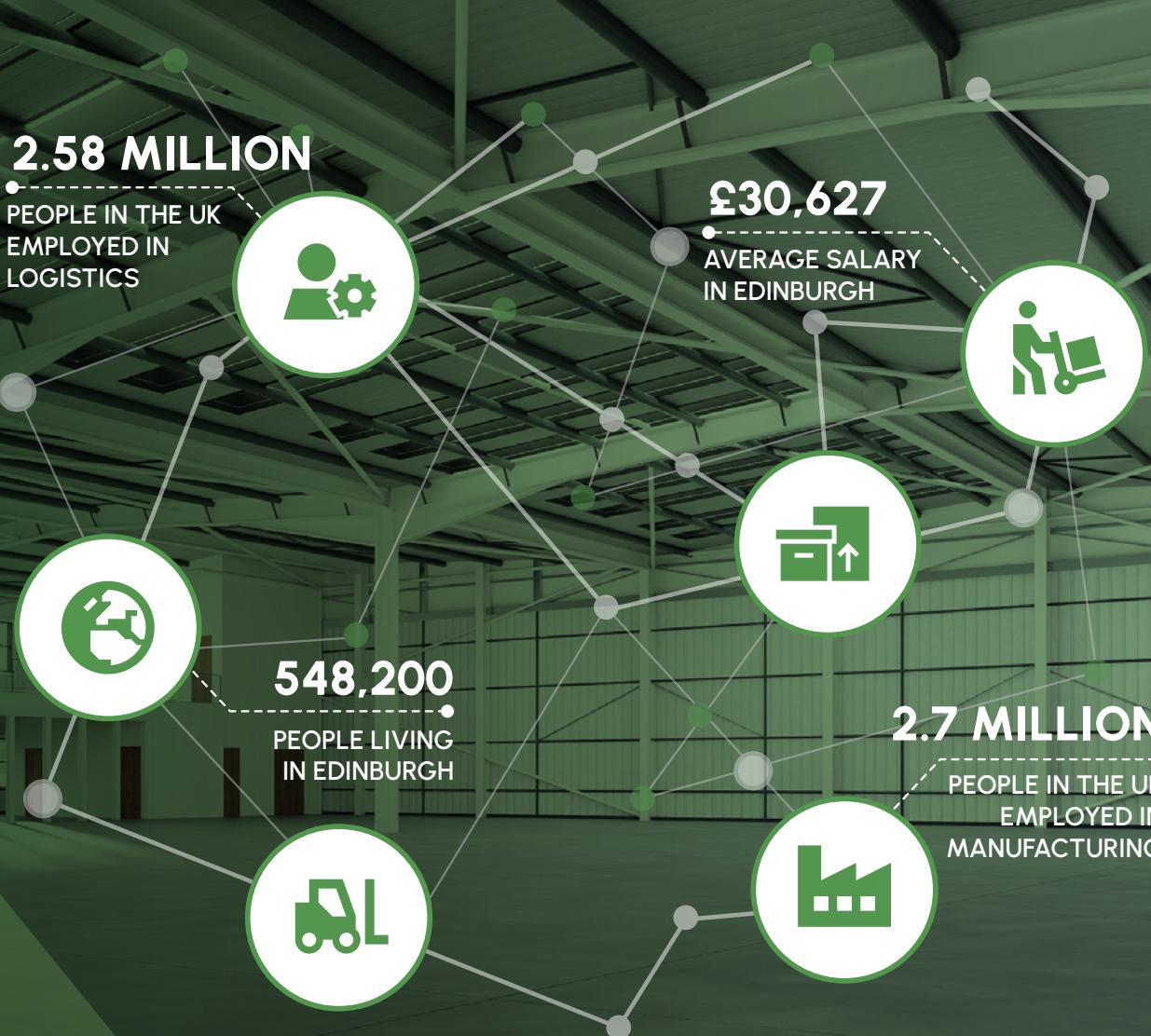
**548,200**

• PEOPLE LIVING  
IN EDINBURGH



**2.7 MILLION**

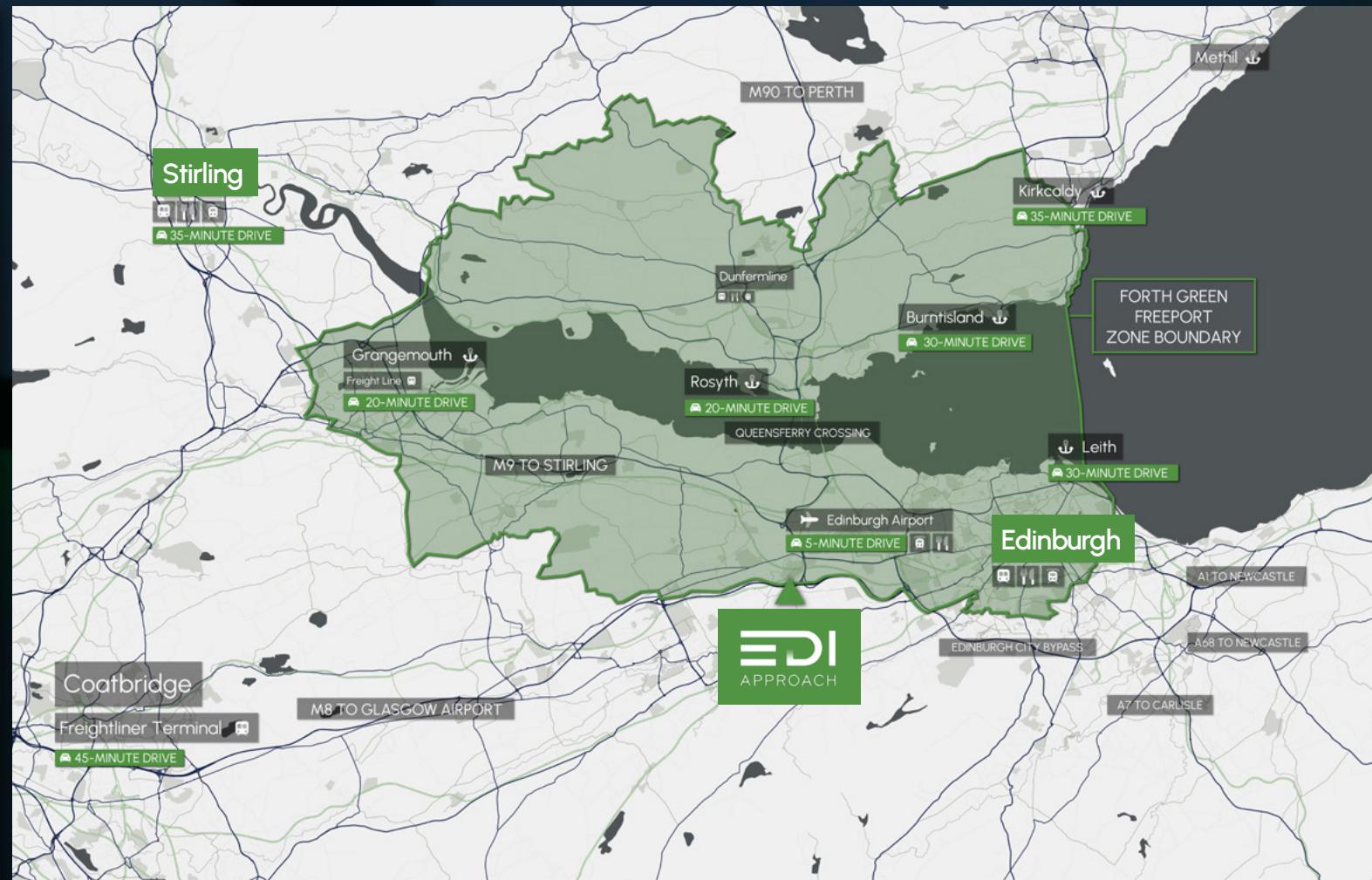
• PEOPLE IN THE UK  
EMPLOYED IN  
MANUFACTURING





# Drive times

EDINBURGH	10 MINS	MANCHESTER	3 HRS 50 MINS
GLASGOW	45 MINS	BIRMINGHAM	5 HRS
ABERDEEN	2 HRS	LONDON	6 HRS 40 MINS



MAJOR FREIGHT PORTS



MAJOR FREIGHT AIRPORTS



FREIGHT RAIL LINE HUBS



EDI APPROACH WITHIN FREEPORT ZONE

# Development Programme





GSS DEVELOPMENTS

# Ryden

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Cameron Whyte

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Call: 0131 473 3320  
Mobile: 07789 003 148



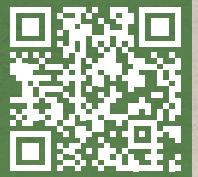
Colliers

Lewis Pentland

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